

**Cape May Court House, New Jersey
TOWNSHIP OF MIDDLE
TOWNSHIP COMMITTEE
WORK SESSION AGENDA
May 15, 2023 4:00 PM (prevailing time)**

CALL TO ORDER:

Mayor's Announcement: I hereby declare that notice has been given to the Herald Times, the Atlantic City Press and posted on the bulletin board of the Middle Township Municipal Building, stating the time and place of the following meeting, as required in P.L. 1975, Chapter 231 of the State of New Jersey. (Sunshine Law).

Notice of this meeting was properly given in Resolution No. 42-23 entitled "Establishing Work Session Meeting Nights" which was adopted by Township Committee of the Township of Middle on January 4, 2023.

Members present are Mayor Donohue, Deputy Mayor Gandy, and Committeemember Norris

Business Administrator/Township Clerk Kimberly Osmundsen, Deputy Business Administrator Suzanne Schumann, Deputy Township Clerk Emily Bartleson, Township Engineer Vincent Orlando & Municipal Solicitor Matt Rooney

FLAG SALUTE:**PRESENTATIONS OR DISCUSSIONS:**

Sewer Improvements –
Stone Harbor Estates –
NVR, Inc./Ryan Homes

Jason McNee discussed request for temporary pump and haul permit for Stone Harbor Estates Development until pump station is upgraded to handle the new flow increase caused by the new development

Mayor Donohue asked when the first occupancy would occur

Jason McNee explained the model home would be complete by the beginning of September and would begin to sell homes at that time

Mayor Donohue asked what percentage of the project 42 units represent

Jason McNee explained once complete there would be 201 homes total

Committeeman Gandy asked if this is a back plan.

Jason McNee confirmed yes, it is a backup plan. They do not want to rely on a smooth path for the pump station restoration. Reviewed the proposed temporary tank/pump station for the temporary pump and haul solution.

Mayor Donohue asked if there would be a macerater for each unit?

Jason McNee explained they would all gravity flow to the onsite pump station. Home owners would not notice.

Jeremy Smith discussed holding requirements versus the actual output by the homes.

Steve Mills, Sewer Administrator, explained the requirements the Sewer Department would need. Asked if they would need a second tank?

Jason McNee, discussed of holding capacity of the tank

Steve Mills, Sewer Administrator, spoke of understanding of needing two tanks.

Jason McNee clarified proposed plan.

Jeremy Smith spoke of the guidelines given to them by the DEP by holding tank.

Jason McNee provided timeline for development. Stated once the model home is complete, they will then open up for sales projected in September. The homes would not be delivered until the following year.

Vince Orlando explained the tank is an above ground holding tank and would hold 26,000 gallons.

Kimberly Osmundsen asked about the number of units and the understanding the Township had of the number of units.

Jason McNee began to discuss original number and process to arrive at the 42 homes.

Vince Orlando explained when the original developer's agreement was made it was for 25 permits. Stated the developer's agreement would need to be revised.

Kimberly Osmundsen explained reason for the presentation from Ryan Homes. Further discussed the original developer's agreement and requirement for the pump station upgrade on Court House South Dennis Road. Explained that approval of the TWA would affect the current developers' agreements.

Vince Orlando advised they would need to be careful if the property owner choose to move forward with a special assessment option for the pump station costs as that choice would prolong the pump station improvements by 8 months and continue to prolong the process.

Jeremy Smith stated that is the developers choose to move forward with the special assessment they would not move forward right away with the pump and haul project.

Kimberly Osmundsen advised that if Committee choose to move forward, they would need to complete a developer's agreement with language directed to the TWA and establish a home limit for the pump and haul.

Vince Orlando further explained requirements.

Kimberly Osmundsen explained the original estimate for the pump station improvements was a little over \$830,000.00 which was about 6 months prior to bid. Explained the lowest bid received was \$1.1 million.

Mayor Donohue asked when that estimate came in.

Vince Orlando explained about 4 to 6 months ago.

Mayor Donohue discussed raising costs a construction services and materials over the previous few years

Kimberly Osmundsen stated the developer's agreement is a few years old and was originally executed with a different property owner. Ryan homes needs the TWA to move forward with their portion of the project and the property owner needs the TWA to receive funding. Explains they are trying to move forward in a way that also protects tax payers as well.

Vince Orlando clarified that the agreement should not be solidified until the monies are posted for the pump station improvements.

Mayor Donohue asked Vince if he has any issue with the 42-home number.

Vince Orlando stated he does not.

Jason McNee discussed timeline for the overall completion of the proposed initial homes. Provided Committee with a copy of their site plan to show location of the proposed holding tank and initial homes.

Kimberly Osmundsen asked if they will be doing any temporary vegetation around the holding tank to hide visibility.

Jason McNee/Jeremy Smith stated it was not planned but they could definitely add it.

Vince Orlando advised fencing would be needed as well.

Kimberly Osmundsen asked if Committee would be comfortable with a 6-month pump and haul agreement.

Vince Orlando clarified 6 months from the beginning of the pump and haul program.

Mayor Donohue suggested discussing requirements and options with land owners first before determining a timeline for the pump and haul.

Vince Orlando clarified once the agreement is met with the contractor than the pump station improvement will take about a year to a year and a half to complete.

DEPARTMENTAL REPORTS AND PROJECT UPDATES:

Administration:

Finance:

Public Works:

Engineering:

Legal:

Tax Collection:

Tax Assessment:

Construction/Planning/Zoning:

Recreation:

Police / Animal Control/ Code Enforcement:

Buildings and Grounds:

Sewer:

Economic Development:

Personnel:

Zoning:

Township Clerk:

PUBLIC COMMENT:

Motion to Adjourn Meeting – 4:28 pm

1st: Committeeman Norris 2nd: Committeeman Gandy

Roll Call Vote: Committeeman Gandy, Committeeman Norris, Mayor Donohue